

## DISTRICT VI ADVISORY BOARD

### Minutes

Monday, September 11, 2000

7:00 p.m.

Evergreen Recreation Center, 2700 N. Woodland

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#### **Members Present**

Greg Chinn  
Veronica Casados  
Sharon Fearey  
Bickley Foster  
Linda Matney  
Bob Schreck  
Dorthea Sloan  
Wendell Turner  
John Van Walleghe  
Clarence Wiley

#### **Members Absent**

Tony Rangel  
**21<sup>st</sup> Task Force**  
Jerry Greider  
Mary Ahedo  
Jessi Viruquez  
Jim Basham  
Don Checots  
J.W. Baum  
Monica Cedeno  
**Guests:** See attached list

**Council Member Joan Cole** called the official meeting to order at 7:15 p.m.

**Council Member Cole** welcomed guests and asked Members to introduce him or herself and identify the area or association represented. Also present at tonight's meeting were the 21<sup>st</sup> Street Task Force members.

-- Approval of Minutes

**Council Member Cole** asked for approval of August 7, 2000 minutes. Minutes approved by Bob Schreck (Foster). (11-0)

**Council Member Cole** asked for approval of August 16, 2000 minutes. Minutes approved by Linda Matney (Sloan). (11-0)

-- Approval of Agenda

**Council Member Cole** asked to approve modifies, or amends the agenda presented. **Bob Schreck (Wiley)** motioned to approve as submitted. (11-0)

#### **PUBLIC AGENDA**

The Public Agenda contains requests from members of the public who desire to present matters to the Council.

*No items were submitted.*

#### **PLANNING**

*No items were submitted.*

## Minutes

September 11,2000

Page 2

### NEW BUSINESS

#### 1. **Mennonite Housing Rehabilitation Services (MHRS)**

*Lou Confessori, Mennonite Staff*, made a presentation on the proposed plan for re-development in the North Central Midtown area. This area includes the North-End Neighborhood Association and Historic Midtown Citizens Association. The Boundaries for the rehabilitation area are 8<sup>th</sup> to 25<sup>th</sup> Street North and Market to Arkansas Streets.

The MHRS has been working this project in the Orchard Breeze Neighborhood. The program has been active for one year and recently closed on their first home.

A grant was given by the City of Wichita to be used in two areas, North Central and the Northeast. This will allow from 5 to 10 homes to be rehabilitated or built new in each area. Mr. Confessori and Terri Dozal, Neighborhood Assistant, have already driven the area for North Central and have viewed where there are vacant lots to use as possible infill. The grant will allow for new homeownership to families of Low to Moderate income. A brochure is being made to explain the process of the program and will be offered in Spanish to include the Hispanic residents of the area.

**Mr. Confessori** asked for questions from the audience.

**Member Schreck** asked if demolition of rundown homes would be included in the process to acquire land. **Confessori** responded that to avoid cost to the homebuyer the MHRS would be responsible for the demolition fee. Also, this project would eliminate real estate agent's commission; building permits; and water and sewer tap fees to allow for more money to be in the homebuyer's budget.

**Council Member Cole** asked if interested parties had to be U.S. citizens to apply and qualify for the program. **Mr. Confessori** stated that the neighborhood assistant had asked him the same question and he was inquiring about specific information that would be required for the program. Also, any information needed for qualified lenders would be required, such as: three years of income tax returns and W-2 forms, bankruptcy release; meet income guidelines.

**Council Member Cole** thanked **Mr. Confessori** for his presentation and commented that if any one in the audience was interested in the Redevelopment projects they could contact **MHRS**, the neighborhood assistant or herself.

## Minutes

September 11, 2000

Page 3

At this time, **Council Member Cole** wanted to recognize some of the participants in the audience and to thank them for attending. Captain Paul Dotson, WPD Patrol North and Officers Naldoza, Franco, and Elmore. Mr. Dave Barber, Planning Department for his work on the North Midtown Plan, Sammy Rivera, Neighborhood Assistant for District III who would serve as a Spanish interpreter if needed. Dean Presnall and wife from the Indian Hills Neighborhood Association and Keith and Beverly Koontz of the North Riverbend Neighborhood Association. Some of the DAB Members were elected by the Neighborhood Associations in this district and is pleased to see the neighborhood associations take an interest in DAB issues.

### 2. **21<sup>st</sup> Street North Midtown Plan**

Council Member Cole commented that over a year has now passed when the citizens from the area had come together to begin discussion for the North Midtown Plan. Many meetings resulted with different attendance of residents, which allowed no consensus on what the residents would like to see happen with the plan. With the DAB now formed, it was decided to form a sub-committee from the DAB and include area homeowners and businesses to complete a subcommittee called the 21<sup>st</sup> Street Task Force. Appointed from the DAB to serve on the committee was Sharon Fearey and Veronica Casados. Also invited to assist on the Task Force was a member of the Hispanic/Native American Coalition. This group chose not to participate.

Flyers were mailed and passed out to all the participants from previous meetings. We hope many of you attending will be in agreement of the plan that the Task Force has worked to bring to us tonight.

Dave ***Barber, Planning Department Staff***, commented that his presentation would include the addendum made from the 21<sup>st</sup> Street Task Force to the North Midtown Plan and to discuss the topic of parallel parking on 21<sup>st</sup> Street from Broadway to Park Place.

**Goal 1:** When the plan was developed, the goal focused on gang activity and drug related crimes. Targeted efforts have reduced crime. Focus now is crime in general. A group of business owners have met and discussed the possibility of a Business Association. Community Police Officer Wendy Jacobs and Don Checots, KPTS Director, will be working on forming a Business Watch and have active participants from the area. If anyone is interested, they can contact KPTS.

**Goal 2:** Establish a Community Policing presence in the Evergreen Neighborhood Center (Mini-City Hall). Have officers who speak Spanish. The Neighborhood Center would be considered a safe place.

## Minutes

September 11, 2000

Page 4

### **Goal 3: Street Improvements (additional).**

- Evaluate the feasibility of straightening out Market Street on either side of 21<sup>st</sup> Street. If straightening is not possible, install crosswalks on 21<sup>st</sup> Street for pedestrian safety.
- Install left turn lanes south from the westbound lane on 21<sup>st</sup> Street North at both Waco and Arkansas Street.
- Install 8ft. wide sidewalks along both sides of 21<sup>st</sup> Street from Broadway to Park Place
- Explore the possibility of establishing a kiosk on 21<sup>st</sup> Street containing area/neighborhood information.
- Establish a gateway for the area, located in the context of an eventual mercado site.

**Council Member Cole** commented that the Task Force wanted to keep the N and S sides of 21<sup>st</sup> Street connected. To have a business district where shoppers could walk across the street. The improvements would improve traffic flow through the streets and encourage businesses to develop.

*North Riverbend Neighborhood Association President Keith Koontz asked if at 21<sup>st</sup> Street and Arkansas to Hood Street was to be widened? Mr. Barber responded that it was being looked at. The Task Force also recommended this.*

**Goal 4:** Update on Street lighting from 17<sup>th</sup> to the south side of 21<sup>st</sup> Street by Monica Cedenio. Too many dark streets in this boundary area and it is critical to get additional lighting. Dave Barber will have the additional streetlight map added to the plan.

**Combine Goals 5 and 9:** Encourage local involvement in economic development and preserve business opportunities. Also, combine all associated **Recommended Actions** and add the following actions:

- Acquire land to support additional economic development (property at the NW corner of Broadway and 21<sup>st</sup> Street North would be available once the City has acquired land for right-of-way).
- Encourage the formation of a local business association.
- Provide additional on and off-street parking facilities.
- Support the creation of a job creation and training facility.

**Goal 6:** Revise to read “Initiate better marketing and promotion of the community recreation programs at the Evergreen Center, especially through the local churches, schools and businesses”. Add “KPTS” under the **Partners** list. Add the following **Recommended Action**:

- Print promotional materials in English, Spanish and Vietnamese.

## Minutes

September 11, 2000

Page 5

**Goal 7:** Revise to read “Preserve and strengthen the neighborhood churches”.

**Goal 8:** Preserve the Historical Buildings particularly the Nomar Theatre.

- Buildings on the SW corner of Market and 21<sup>st</sup> Streets could serve as a basis for design elements in any new commercial buildings or building renovations in the area.

**Council Member Cole** asked the DAB Members and the 21<sup>st</sup> Street Task Force members if they had any more comments pertaining to the North Midtown Plan.

**Task Force Member Greider** commented he was pleased with the plan as was decided. We listened to all concerns, including citizens who came in to talk about the plan. All agreed that a *concern for safety* was to be included.

**DAB and Task Force Member Fearey** stated that the plan was a beginning and the project would later add the Mercado concept. Long ago 21<sup>st</sup> Street was a thriving shopping area and would like to see this happen again.

**DAB and Task Force Member Casados** appreciated the time the members of the Task Force gave to the project. This plan is a beginning for many possibilities once the streets are taken care of and renovations done. This will allow many business opportunities.

**DAB Member Foster** commented on the external issues such as: 21<sup>st</sup>/25<sup>th</sup> Streets bridge; railroads and traffic flow. At one time Urban Renewal put millions of dollars into this area. It is not visible now. Code enforcement very important due to the high percentage of rental properties. Apartments on Broadway, who would want to look at the railroads. There is not much parking in the area and this is very important. These external problems need to be solved in order to go forward.

**Task Force Member Ceden** stated that she doesn't know what happened years back about money being spent in this area. In the 1980's lots of people left the area and the neighborhood went down. This area was looked at as a starter home community. There are now lots of businesses, restaurants and many pedestrians on 21<sup>st</sup> street. Mothers with infants walking and children on bikes can now be seen. Come down and enjoy our neighborhood. With road and sidewalk improvement, it will only be better.

**Council Member Cole** stated that there had been discussion about moving the railroad tracks and the curving on 25<sup>th</sup> Street. The Task Force wants to initiate improvements along 21<sup>st</sup> Street and continue the ambience that is already seen in some of the building architecture. The area needs to be user friendly. Broadway is not the place to put apartments and this had been included in the original plan to provide affordable housing.

## Minutes

September 11, 2000

Page 6

**DAB Member Turner** commented that North of 21<sup>st</sup> Street there is excess land that could possibly be turned into a parking lot.

**Council Member Cole** said if we want a Mercado, where will it go? The Task Force visited the Nomar Theatre, to see if it could be a site for the mercado. Possible private property to be looked at as there have been individuals visit with her about wanting to open a mercado and are interested in this plan.

**Citizen Sharon Stauth, 2150 N. Market,** stated that she has had to wait for over 40 minutes because of the trains. When will something be done? Why doesn't the money come to this area for our railroad problem instead of at 1<sup>st</sup> and 2<sup>nd</sup> streets? I want something nice for 21<sup>st</sup> Street. We are desperate for parking.

**Citizen Daniel Oropresa, 2437 N. Market,** states that 21<sup>st</sup> and Arkansas needs a left turn. If this project is in process, get on with it, before it gets changed again. Traffic flow along 21<sup>st</sup> Street needs to be looked at.

**Council Member Cole** stated that she does not want to see this plan sit on a shelf. This project should have been done years ago. I want to take this plan before City Council next month and get this approved so we can get it into the Capital Improvement Plan.

**Citizen Allan Herman, 114 E. 21<sup>st</sup>,** wanted to know where was the plan available to look at? He had called earlier in the day to downtown City Hall and someone had told him that the plan was already a done deal. What do we tell our clients or tenants? How are you going to put 8ft. Sidewalks without displacement of property?

**Council Member Cole** stated that when the street is to be designed, property owners will be called in to be informed. Many property owners want to know what and when this is going to happen, but we are not at that stage yet. Also the 8ft. Sidewalks may not all be along 21<sup>st</sup> street.

**Task Force Member Ceden** suggested to Mr. Herman to get involved with the Business Association to remain informed.

**Citizen Antonio Rodriguez,** owner of Rodriguez Fashions at the corner of 21<sup>st</sup> and Market on the Northeast side said that if the City will provide assistance for the people who will be displaced. Will he be given enough money to reopen his business?

**Council Member Cole** commented two appraisals are usually asked of the client and then the price is negotiated on. I know that it is scary to think the City will be taking your business. This project will take years before it happens and the business owner will be brought in to discussion at the first stages of process. This plan is to work with people and make this area revive.

## Minutes

September 11, 2000

Page 7

**Citizen David Pendergraft** asked what is the next step? How much community involvement will there be?

**Dave Barber, Planning** stated that the next step would be for the DAB to make a recommendation, then it would go to the MAPC for a official public meeting and then the MAPC would make recommendations to go to City Council.

**Council Member Cole** hopes that City Council will like the plan and then approve a design for the street from Broadway to Arkansas along 21<sup>st</sup> Street.

The topic of parallel parking was discussed between the DAB and 21<sup>st</sup> Street Task Force Members.

**Curt Skinner, Landscape Architect**, stated that since this was in the early stages to form the Business Association and have the business owner's look at who visits the businesses. Are the customers local or drive-by? Do you want a shopping village or be able to just drive through the area.

**DAB Member Bob Schreck (Fearey)** made a motion to keep the plans for parking as stated in the supplement of the North Midtown Plan and to allow a Business Association in the area decide about the parking. (15-0)

DAB Motion on North Midtown Plan was *Accept plan as printed with the addendum added*. (Matney). (9-0) Casados had to leave early.

**Council Member Cole** thanked everyone for attending and thanked the Task Force for his or her work. They are a good group and are very grateful we could work together.

## OTHER BUSINESS

### 3. Legislature Forms

DAB Member Tony Rangel turned his forms into the Neighborhood Assistant and Council Member Cole.

### 4. Problem Properties

DAB Members are given the opportunity to notify City staff about problem properties throughout the District.

Bob Schreck: check on a getting a yield sign at the T-intersection on Key West at Portwest. Also gave an E-mail complaint he received to the neighborhood assistant.

## Minutes

September 11, 2000

Page 8

Wendell Turner: at 25<sup>th</sup> and Arkansas streets-E/W traffic has a hump over the intersection.

Linda Matney: 1316 N. Gow-overgrown tree branches, looks like jungle, and rodents.

**Council Member Cole** discussed the upcoming NW Traffic Study that will be heard at our next DAB meeting on Wednesday, September 20, 2000. Alternative Correctional Housing will go to City Council on Tuesday, September 12. Arts and Craft building-needs to move forward on that project.

With no further discussion, the meeting was adjourned at 9:47 p.m.

## Guest List

Martin and Rebecca DeLeon	804 W 27 <sup>th</sup> North
Ted Hoetmer	1733 N. Market, 67214
David Pendergraft	3155 N. Jackson, 67204
Kurt R. Skinner	1845 Heiserman, 67203
Off. F. Naldoza	455 N. Main
Clara Crowther	2856 Salina
Carlos Romero	110 E. 21 <sup>st</sup> , 67214
Alan Herman	114 E. 21 <sup>st</sup> , /301 N. Main #1600
Irene Arellano	2239 Park Place, 67204
Homer & Julie Price	2110 N. Market, 67214
Monica Cedeno	2158 Fairview, 67203
John Harris	1345 Shefford, 67212
Tim Flynn	1955 N. Market 67214
Sharon Stauth	2150 N. Market 67214
Ismael DeLeon	214 W. 21 <sup>st</sup> N/Maylo's Western
Dean Pressnall	2211 Bella Vista, 67203
Dan Oropesa	2437 N. Market, 67204
Lou Confessori	3030 W. 2 <sup>nd</sup> . MHRS
Diana & Don Wolfe	2535 Porter, 67204
Antonio Rodriguez	212 E. 21 <sup>st</sup> N, 67214
David Brown	2401 N. Broadway, 67219
Rachel Rubalcaba	2556 Burns, 67204
Jessi Viurquez	201 E. 21 <sup>st</sup> , 67214
J.W. Baum	226 E. 21 <sup>st</sup> , 67214
Jose & Maria Cabral	1930 N. Market 67214
Sulma Mercado	1540 N Broadway/Sunflower
Eduardo Sebastian	2127-2125 N. Market
Keith & Beverly Koontz	2224 Woodland, 67204